

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**FINAL PLAT**

KNOXVILLE • KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 11-SD-12-F                      **Related File Number:**  
**Application Filed:** 9/24/2012              **Date of Revision:**  
**Applicant:** JOHN EPLING

**PROPERTY INFORMATION**

**General Location:** East side of George Light Road, southeast side of Oak Ridge Highway.  
**Other Parcel Info.:**  
**Tax ID Number:** 89 185-186                      **Jurisdiction:** County  
**Size of Tract:** 0.96 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

**ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)**

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** RA (Low Density Residential) & I (Industrial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** John Epling Property

**No. of Lots Proposed:** 2                      **No. of Lots Approved:** 2

**Variations Requested:** 1. To reduce the utility and drainage easement along the southern lot line of Lot 1 under the existing structure from 10' to 2.97' as shown on plat.  
2. To reduce the utility and drainage easement along the northwest lot line of Lot 2 under existing structure from 10' to 0.9; as shown on plat.  
3. To reduce the required right of way on George Light Road from 25' to 15' from the centerline to the property line.

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Emily Dills

**Staff Recomm. (Abbr.):** APPROVE Variances 1-3  
APPROVE Final Plat

**Staff Recomm. (Full):**

**Comments:**

**Action:** Approved

**Meeting Date:** 11/8/2012

**Details of Action:**

**Summary of Action:** APPROVE Variances 1-3  
APPROVE Final Plat

**Date of Approval:** 11/8/2012

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**